

Park Row

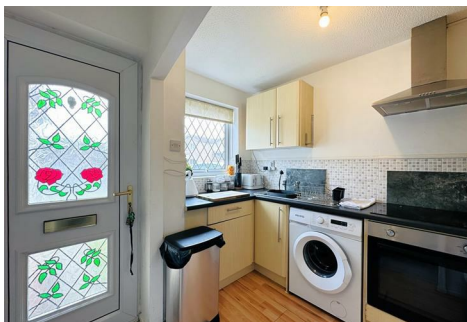


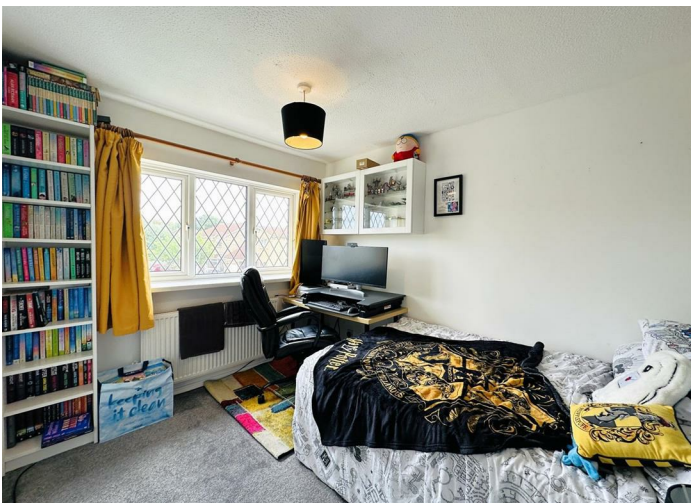
Westbourne Road, Selby, YO8 9XD

Offers Over £170,000



****GREAT FOR FIRST TIME BUYERS**NEAR LOCAL AMENITIES**** Situated in Selby, this two bedroom semi-detached property briefly comprises: Kitchen and Lounge Diner. To the First Floor are two double bedrooms and a family bathroom. Externally, the property benefits from off street parking and a single garage to the front and fully enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**







PROPERTY SUMMARY

This well-presented semi-detached property offers comfortable and practical living space, ideal for first-time buyers, small families, or investors. Conveniently located in the popular town of Selby, the home is within easy reach of local amenities, schools, and transport links to the town centre and to York. Step inside to a welcoming layout featuring a kitchen and a lounge/diner – perfect for relaxing or entertaining. Upstairs, the property boasts two generously sized bedrooms and a well-appointed family bathroom. To the front, the home benefits from a small lawned area, a private driveway, and an attached single garage. The rear features an enclosed garden, ideal for outdoor dining and enjoying the warmer months.

GROUND FLOOR ACCOMMODATION

Kitchen

9'3" x 8'4" (2.82m x 2.55m)

Lounge Diner

16'4" x 13'8" (5.00m x 4.17m)

FIRST FLOOR ACCOMMODATION

Bedroom One

16'4" x 8'4" (4.99m x 2.55m)

Bedroom Two

10'5" x 8'5" (3.20m x 2.57m)

Bathroom

7'8" x 5'6" (2.36m x 1.68m)

EXTERNAL

Front

Garden area, driveway and single garage.

Rear

Enclosed rear garden.

DIRECTIONS

Leaving our office onto Gowthorpe, follow the road until turning left at the lights onto A19 Brook Street, head over the mini roundabout and turn left onto Westbourne Road where the property can be identified by our Park Row For Sale board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

**TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:**

GOOLE - 01405 761199

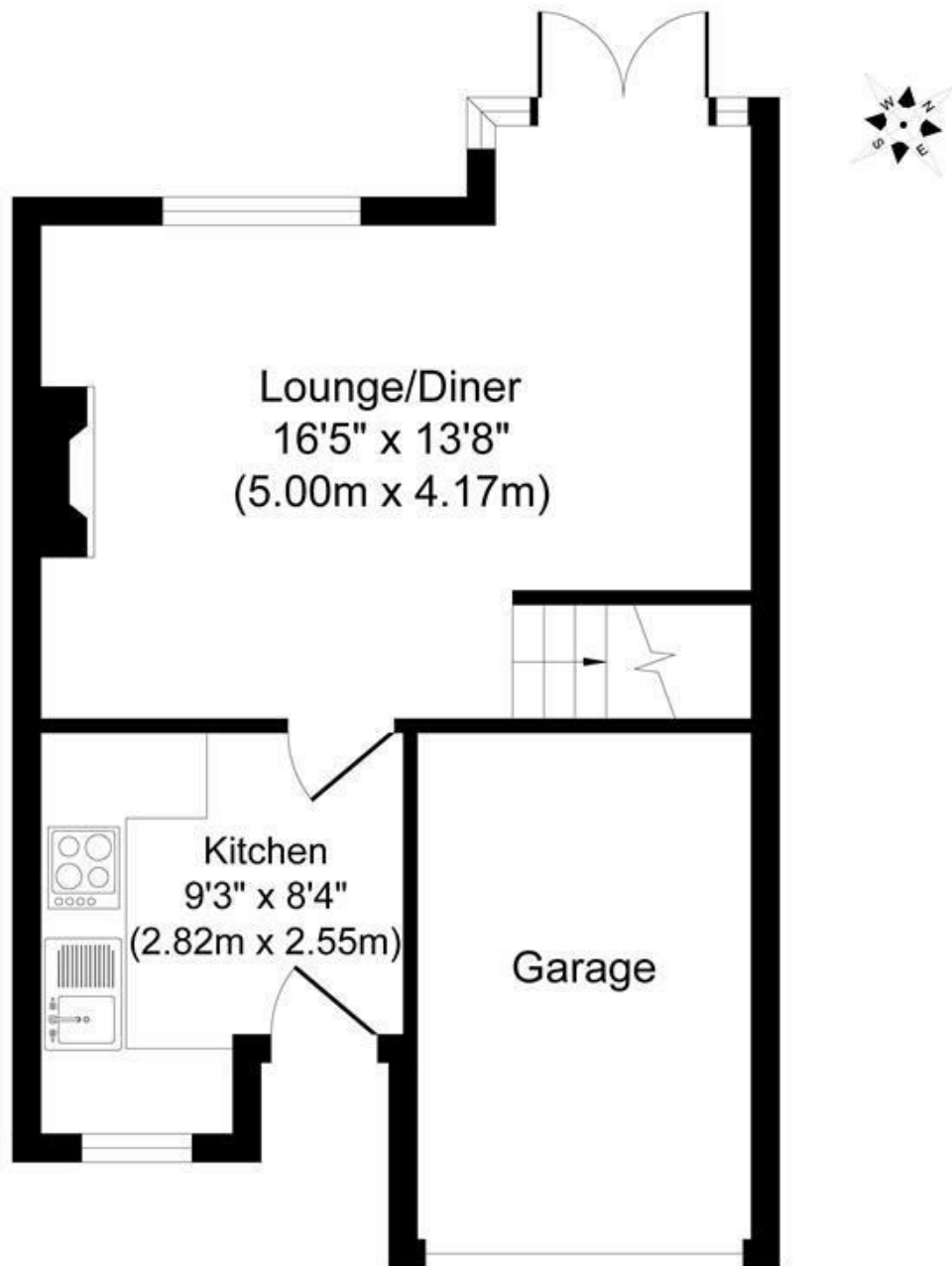
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

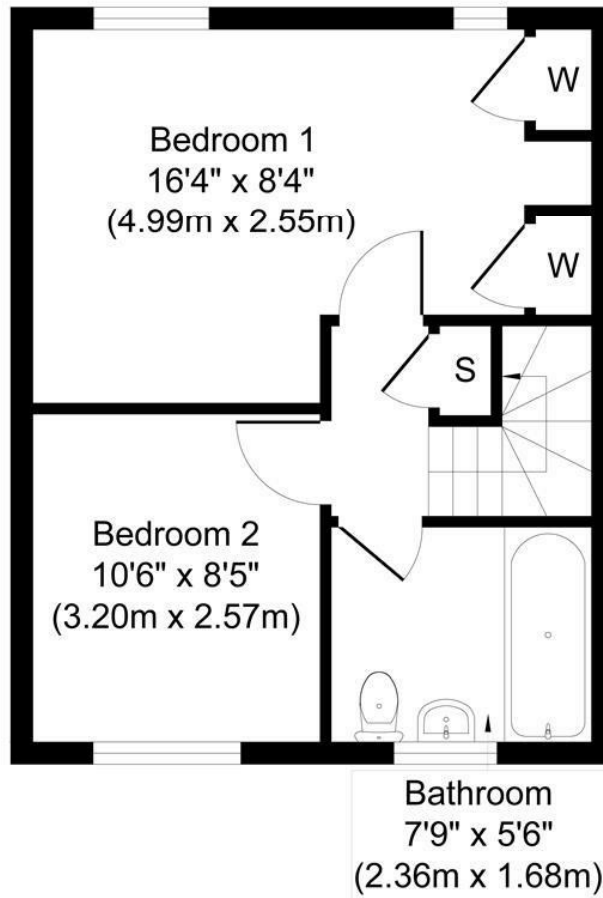




Ground Floor
Approximate Floor Area
366 sq. ft
(34.04 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
344 sq. ft
(31.95 sq. m)

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